138.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,095,500 / 1,095,500
					USE VALUE:	1,095,500 / 1,095,500
					ASSESSED:	1,095,500 / 1,095,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERSON STEVEN R
Owner 2:	PETERSON ALISON K
Owner 3:	
Street 1:	29 PLEASANT VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Clapboard Exterior and 3060 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	544,300	400	550,800	1,095,500
Total Card	0.147	544,300	400	550,800	1,095,500
Total Parcel	0.147	544,300	400	550,800	1,095,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.01 /Parcel: 358.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88354

GIS Ref

GIS Ref

Insp Date 09/01/17

!10657!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	544,300	400	6,400.	550,800	1,095,500		Year end	12/23/2021
2021	101	FV	528,100	400	6,400.	550,800	1,079,300		Year End Roll	12/10/2020
2020	101	FV	528,000	400	6,400.	550,800	1,079,200	1,079,200	Year End Roll	12/18/2019
2019	101	FV	393,200	400	6,400.	581,400	975,000	975,000	Year End Roll	1/3/2019
2018	101	FV	393,200	400	6,400.	428,400	822,000	822,000	Year End Roll	12/20/2017
2017	101	FV	393,200	400	6,400.	410,000	803,600	803,600	Year End Roll	1/3/2017
2016	101	FV	393,200	400	6,400.	379,400	773,000	773,000	Year End	1/4/2016
2015	101	FV	383,800	400	6,400.	318,200	702,400	702,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:07:37

LAST REV

Date	Time
01/10/18	09:32:25
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10657

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN FRANCI	25454-555		6/30/1995		339,000	No	No	Y	

USER DEFINED

Prior Id # 1:	88354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2008	1352	Addition	40,000			G10	GR FY10	ADD 2ND FLOOR STUD
6/9/2003	428	Addition	133,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
6/18/2009	Info Fm Prmt	BR	B Rossignol
11/19/2008	Meas/Inspect	355	PATRIOT
12/10/1999	Inspected	267	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
7/20/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	90.	0.96	10									550,800						550,800	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	550,800	Spl Credit		Total:	550,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06732905
Const Adj.:	1.00999999
Adj $ / SQ:	140.140
Other Features:	119500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668632
Depreciation:	124365
Depreciated Total:	544266

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

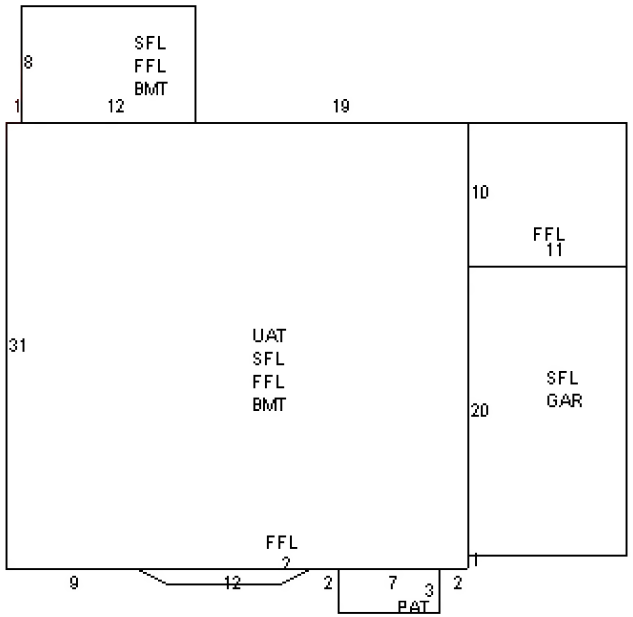
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.57
Special Features:	0	Val/Su Net:	132.98
Final Total:	544300	Val/Su SzAd	216.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,308	140.140	183,304
FFL	First Floor	1,208	140.140	169,289
BMT	Basement	1,088	55.710	60,608
UAT	Upper Attic	248	56.060	13,902
GAR	Garage	220	26.630	5,858
PAT	Patio	21	6.060	127

Net Sketched Area:	4,093			Total:	433,088
Size Ad	2516	Gross Area	4837	FinArea	3060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X16	A	AV	1950	5.18	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400